

# TO LET



## First Floor Centurion House 136-142 London Road St Albans AL1 1PQ

**1,141 SqFt (106 SqM)**

**£28,500 Per Annum Exclusive**

### First Floor City Centre Office

- City Centre Location
- 1/4 Mile from St Albans mainline station
- Modern office building
- Open plan layout with kitchen
- Suspended ceiling with recessed & LG4 lighting
- Air Conditioning 4 person passenger lift
- 3 parking spaces

## Location

Situated on London Road close to its junction with Lattimore Road in the City centre.

St Albans mainline train station 0.5 Miles  
A1(M) (Junction 3) 6 Miles  
M25 (Junction 21a) 4.5 Miles  
M1 (Junction 6a) 4.5 Miles

## Description

An open plan first floor office suite within this modern three storey building. The offices have the benefit of suspended ceilings with recessed LG4 lighting, air con and perimeter trunking with cat v data cabling. The building is benefits from a 4 person passenger lift and there are 3 allocated parking spaces.

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £28,500 per annum exclusive.

## VAT

The property is elected for VAT and therefore is payable on the rent.

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

From enquiries we understand that from April 2023 the offices will have a rateable value of £31,250 with rates payable in the order of £15,312.50 per annum.

## Service Charge

There is a contribution towards the external and common part repair and maintenance currently £7.27 psf (£8,295) per annum.

## EPC

D-77

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
First Floor	106	1,141

Areas quoted are approximate and should not be held as 100% accurate.

## Viewings

For viewings and further information please contact:

For further details please contact the joint agents

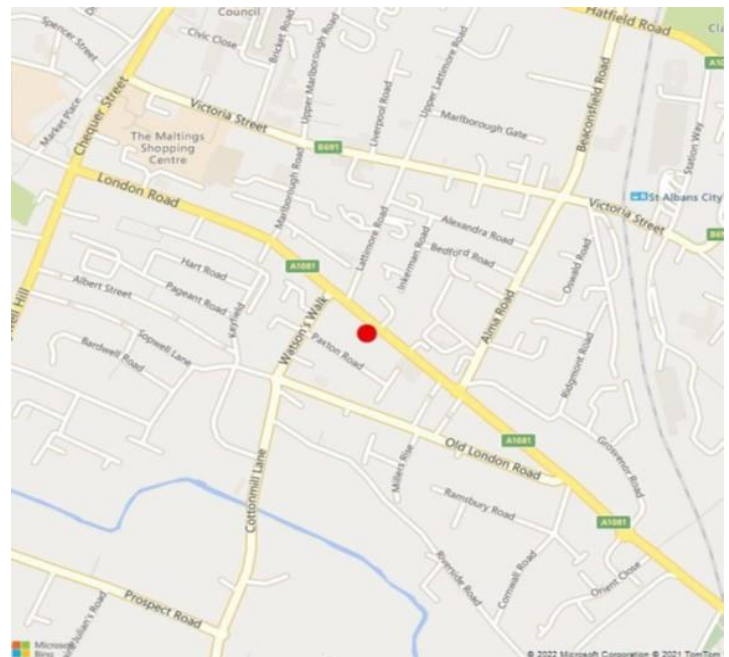
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